

**STATEMENT OF PROCEEDINGS FOR THE
SPECIAL MEETING OF THE
CITY OF HUNTINGTON PARK OVERSIGHT BOARD**

**CITY OF HUNTINGTON PARK
CITY COUNCIL CHAMBERS
6550 MILES AVENUE
HUNTINGTON PARK, CALIFORNIA, 90255**

Wednesday, March 20, 2013

4:00 PM

I. CALL TO ORDER

Chair Guerrero called the meeting to order at 4:20 p.m.

II. ROLL CALL

Estevan Padilla, Oversight Board staff, called roll.

Present: Board Member Albert Fontanez, Board Member Richard Verches, Board Member Theresa Villegas, Vice Chair Yolanda Duarte and Chair Elba Guerrero

Absent: Board Member Luis Buendia

Vacancies: County Appointee

III. ADMINISTRATIVE MATTERS

1. Recommendation: Approve the Statement of Proceedings of January 16, 2013. (13-1373)

On motion of Vice Chair Duarte, seconded by Board Member Fontanez, unanimously carried by the following vote, the Board approved the Statement of Proceedings for the January 16, 2013 meeting:

Ayes: 5 - Board Member Fontanez, Board Member Verches, Board Member Villegas, Vice Chair Duarte and Chair Guerrero

Absent: 1 - Board Member Buendia

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

2. Recommendation to authorize minor adjustment to the Recognized Obligation Payment Schedule (ROPS 13-14A) previously approved by the Board on February 20, 2013. (13-1391)

The item was taken out of order.

Mr. Julio Morales, Finance Director, informed the Board that the Successor Agency would like to move the amount of \$25,000 for Line Item 31: Land Sale Costs from the "RPPTF" Funding Source column to the "Other" Funding Source column. Teresa Highsmith, Oversight Board Counsel, explained to the Board Members that there is no distinct advantage in making the change because the Department of Finance (DOF) will not acknowledge a revised Recognized Obligation Payment Schedule.

By Common Consent, there being no objection (Board Member Buendia being absent), the item was taken off calendar.

Attachments: [SUPPORTING DOCUMENT](#)

IV. DISCUSSION

3. Update on the Long Range Property Management Plan (13-1374)

Mr. Julio Morales, Finance Director, presented a draft of the Long Range Property Management Plan (LRPMP) to the Oversight Board in order to provide detailed information regarding the LRPMP process. Julio Morales explained that the Successor Agency has no funds to distribute to the taxing entities and the Successor Agency has four properties they must dispose of. Mr. Morales provided a PowerPoint presentation with an overview of the appraisals of the following properties: 1) Southland Steel-appraised at \$4,700,000 million (as if clean), 2) Heritage Plaza-appraised at \$17,000, 3) Rugby Ave. parking lots-appraised at \$630,000, and 4) Carmelita-appraised at \$1,515,000 million.

Mr. Morales clarified that the staff report provided a description of the best options the Successor Agency is recommending the Board in resolving the matter of the four properties and appraisals were conducted to give the Agency an idea of an approximate value for the properties. Board Member Villegas asked if the appraisers had to be approved by the state. Teresa Highsmith, Oversight Board counsel, indicated that an appraisal does not have to be carried out nor does the appraiser have to be approved by the State. However, any cost associated with contracting an appraiser and their services can be considered an administrative cost.

Board Member Villegas questioned, once the process is completed, will the Successor Agency have enough funds to pay bond payments. Julio Morales replied that there will be enough in the RPTTF (Redevelopment Property Tax Trust Fund) to make the Arbitrage payments. He added that once the Agency receives a Finding.

of Completion (FOC) from the Department of Finance (DOF) the Successor Agency can then dispose of their assets and distribute the proceeds.

Board Member Duarte requested additional information on the costs associated with the remediation of the Southland Steel site. Mr. Morales indicated the property will be sold “as is” without having to conduct any type of remediation and any costs associated in selling the land will come from land proceeds rather than RPTTF. Board Member Villegas left the meeting at 5:14 p.m.

Mr. Morales commented that the Southland Steel property is the most challenging property to dispose of because of the environmental issues surrounding the property. He added that the City plans to rezone the property from manufacturing to commercial and this will potentially increase the number of interested buyers. Although this strategy could decrease the selling value of the property, it could make the property easier and quicker to sell. The Successor Agency recommends aggressive marketing to interested parties by marketing it for retail purposes and only to a limited amount of individuals. Staff is confident in marketing the property as retail because it will deeply benefit the city.

Mr. Robert Cabrales, member of the public and Communities for a Better Environment representative, shared his organizations recommendations to the Board on how they feel the Successor Agency and Oversight Board could address the Southland Steel project area. He stressed the potential for cultural and recreational opportunities for residents of the community do exist in spite of the current condition of the property. Communities for a Better Environment are willing to help alongside other environmental advocacy groups in revitalizing Southland Steel.

Teresa Highsmith indicated the Department of Toxic Substance Control reported remediation of the soil has taken place; however, remedial action has not been addressed for the groundwater.

After discussion, by Common Consent, there being no objection (Board Member Buendia being absent), the Board received and filed the staff report.

Attachments: [SUPPORTING DOCUMENT-LRPMP PRESENTATION](#)
[SUPPORTING DOCUMENT](#)

4. Discussion and approval to authorize the Successor Agency to issue an RFP to retain a broker/real estate firm to assist with the marketing and sale of properties. (13-1375)

On motion of Board Member Verches, seconded by Vice Chair Duarte, unanimously carried by the following vote, the Board approved the authorization of the Successor Agency to issue a Request for Proposal (RFP) to retain a broker/real estate firm to assist with the marketing and sale of properties:

Ayes: 5 - Board Member Fontanez, Board Member Verches, Board Member Villegas, Vice Chair Duarte and Chair Guerrero

Absent: 1 - Board Member Buendia

Vacancies: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

5. Matters not on the posted agenda (to be presented and placed on the agenda of a future meeting). (13-1376)
There was none.
6. Public Comment (Opportunity for Members of the Public to Address the Board on Items of Interest that are within the Jurisdiction of the Board). (13-1377)
There was none.
7. Chair and Board Member Comments. (13-1378)
There was none.
8. Adjournment of the Special Meeting of March 20, 2013. (13-1390)
The meeting adjourned at 6:06 p.m. The next Oversight Board meeting is scheduled for April 10, 2013 at 4 p.m.